

Appendix F. Priority Wetland Mitigation Sites.

Priority Wetland Mitigation Sites

Summary Report of Preliminary Site Visit to Priority Wetland Mitigation Sites – I-405 & SR-520

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Introduction

Preliminary site visits were completed to the following high priority wetland restoration sites on October 26, 2004. Site visits were restricted to observations from public roads because of access restrictions. The following field notes represent the best professional judgment of wetland biologist, Joanne Neugebauer-Rex and ecologist, Richard Gersib.

For each site, one aerial photo shows wetland site information, the second shows parcel information. For more detailed property information on these sites, see Appendix A.

A large peat wetland complex hydrologically connected to Cottage Lake. This wetland system consists of both forested areas having minimal human alteration and other areas of the wetland that have been altered extensively. Greatest restoration potential exists in these extensively altered areas that have been cleared and drained for agricultural purposes.

An aerial photograph of a suburban area with various streets and green spaces. Three specific regions are highlighted with yellow diagonal hatching and labeled with large yellow letters: 'A' is a small rectangular area in the lower center; 'B' is a larger, irregularly shaped area in the center; and 'C' is a rectangular area in the upper center. The map is overlaid with a network of streets, including NE 183rd St, NE 184th St, NE 177th St, NE 176th Ave NE, NE 175th St, NE 174th Pl, NE 173rd Pl, NE 172nd Pl, NE 171st Pl NE, NE 170th St, NE 169th Ave NE, NE 168th St, NE 167th Pl NE, NE 166th Pl, NE 165th St, NE 164th Ave NE, NE 163rd Pl NE, NE 162nd Pl, NE 161st Pl, NE 160th St, NE 160th Pl, NE 159th St, NE 158th St, NE 157th St, NE 156th St, NE 155th St, NE 154th St, NE 153rd St, NE 152nd St, NE 151st St, NE 150th St, NE 149th St, NE 148th St, NE 147th St, NE 146th St, NE 145th St, NE 144th St, NE 143rd St, NE 142nd St, NE 141st St, NE 140th St, NE 139th St, NE 138th St, NE 137th St, NE 136th St, NE 135th St, NE 134th St, NE 133rd St, NE 132nd St, NE 131st St, NE 130th St, NE 129th St, NE 128th St, NE 127th St, NE 126th St, NE 125th St, NE 124th St, NE 123rd St, NE 122nd St, NE 121st St, NE 120th St, NE 119th St, NE 118th St, NE 117th St, NE 116th St, NE 115th St, NE 114th St, NE 113th St, NE 112th St, NE 111th St, NE 110th St, NE 109th St, NE 108th St, NE 107th St, NE 106th St, NE 105th St, NE 104th St, NE 103rd St, NE 102nd St, NE 101st St, NE 100th St, NE 99th St, NE 98th St, NE 97th St, NE 96th St, NE 95th St, NE 94th St, NE 93rd St, NE 92nd St, NE 91st St, NE 90th St, NE 89th St, NE 88th St, NE 87th St, NE 86th St, NE 85th St, NE 84th St, NE 83rd St, NE 82nd St, NE 81st St, NE 80th St, NE 79th St, NE 78th St, NE 77th St, NE 76th St, NE 75th St, NE 74th St, NE 73rd St, NE 72nd St, NE 71st St, NE 70th St, NE 69th St, NE 68th St, NE 67th St, NE 66th St, NE 65th St, NE 64th St, NE 63rd St, NE 62nd St, NE 61st St, NE 60th St, NE 59th St, NE 58th St, NE 57th St, NE 56th St, NE 55th St, NE 54th St, NE 53rd St, NE 52nd St, NE 51st St, NE 50th St, NE 49th St, NE 48th St, NE 47th St, NE 46th St, NE 45th St, NE 44th St, NE 43rd St, NE 42nd St, NE 41st St, NE 40th St, NE 39th St, NE 38th St, NE 37th St, NE 36th St, NE 35th St, NE 34th St, NE 33rd St, NE 32nd St, NE 31st St, NE 30th St, NE 29th St, NE 28th St, NE 27th St, NE 26th St, NE 25th St, NE 24th St, NE 23rd St, NE 22nd St, NE 21st St, NE 20th St, NE 19th St, NE 18th St, NE 17th St, NE 16th St, NE 15th St, NE 14th St, NE 13th St, NE 12th St, NE 11th St, NE 10th St, NE 9th St, NE 8th St, NE 7th St, NE 6th St, NE 5th St, NE 4th St, NE 3rd St, NE 2nd St, NE 1st St. The text 'Priority 4' is written in large, bold, black letters on the left side of the map. The text 'A', 'B', and 'C' are written in large, bold, black letters within their respective highlighted areas. The text 'NE 183rd St', 'NE 184th St', 'NE 177th St', 'NE 176th Ave NE', 'NE 175th St', 'NE 174th Pl', 'NE 173rd Pl', 'NE 172nd Pl', 'NE 171st Pl NE', 'NE 170th St', 'NE 169th Ave NE', 'NE 168th St', 'NE 167th Pl NE', 'NE 166th Pl', 'NE 165th St', 'NE 164th Ave NE', 'NE 163rd Pl NE', 'NE 162nd Pl', 'NE 161st Pl', 'NE 160th St', 'NE 160th Pl', 'NE 159th St', 'NE 158th St', 'NE 157th St', 'NE 156th St', 'NE 155th St', 'NE 154th St', 'NE 153rd St', 'NE 152nd St', 'NE 151st St', 'NE 150th St', 'NE 149th St', 'NE 148th St', 'NE 147th St', 'NE 146th St', 'NE 145th St', 'NE 144th St', 'NE 143rd St', 'NE 142nd St', 'NE 141st St', 'NE 140th St', 'NE 139th St', 'NE 138th St', 'NE 137th St', 'NE 136th St', 'NE 135th St', 'NE 134th St', 'NE 133rd St', 'NE 132nd St', 'NE 131st St', 'NE 130th St', 'NE 129th St', 'NE 128th St', 'NE 127th St', 'NE 126th St', 'NE 125th St', 'NE 124th St', 'NE 123rd St', 'NE 122nd St', 'NE 121st St', 'NE 120th St', 'NE 119th St', 'NE 118th St', 'NE 117th St', 'NE 116th St', 'NE 115th St', 'NE 114th St', 'NE 113th St', 'NE 112th St', 'NE 111th St', 'NE 110th St', 'NE 109th St', 'NE 108th St', 'NE 107th St', 'NE 106th St', 'NE 105th St', 'NE 104th St', 'NE 103rd St', 'NE 102nd St', 'NE 101st St', 'NE 100th St', 'NE 99th St', 'NE 98th St', 'NE 97th St', 'NE 96th St', 'NE 95th St', 'NE 94th St', 'NE 93rd St', 'NE 92nd St', 'NE 91st St', 'NE 90th St', 'NE 89th St', 'NE 88th St', 'NE 87th St', 'NE 86th St', 'NE 85th St', 'NE 84th St', 'NE 83rd St', 'NE 82nd St', 'NE 81st St', 'NE 80th St', 'NE 79th St', 'NE 78th St', 'NE 77th St', 'NE 76th St', 'NE 75th St', 'NE 74th St', 'NE 73rd St', 'NE 72nd St', 'NE 71st St', 'NE 70th St', 'NE 69th St', 'NE 68th St', 'NE 67th St', 'NE 66th St', 'NE 65th St', 'NE 64th St', 'NE 63rd St', 'NE 62nd St', 'NE 61st St', 'NE 60th St', 'NE 59th St', 'NE 58th St', 'NE 57th St', 'NE 56th St', 'NE 55th St', 'NE 54th St', 'NE 53rd St', 'NE 52nd St', 'NE 51st St', 'NE 50th St', 'NE 49th St', 'NE 48th St', 'NE 47th St', 'NE 46th St', 'NE 45th St', 'NE 44th St', 'NE 43rd St', 'NE 42nd St', 'NE 41st St', 'NE 40th St', 'NE 39th St', 'NE 38th St', 'NE 37th St', 'NE 36th St', 'NE 35th St', 'NE 34th St', 'NE 33rd St', 'NE 32nd St', 'NE 31st St', 'NE 30th St', 'NE 29th St', 'NE 28th St', 'NE 27th St', 'NE 26th St', 'NE 25th St', 'NE 24th St', 'NE 23rd St', 'NE 22nd St', 'NE 21st St', 'NE 20th St', 'NE 19th St', 'NE 18th St', 'NE 17th St', 'NE 16th St', 'NE 15th St', 'NE 14th St', 'NE 13th St', 'NE 12th St', 'NE 11th St', 'NE 10th St', 'NE 9th St', 'NE 8th St', 'NE 7th St', 'NE 6th St', 'NE 5th St', 'NE 4th St', 'NE 3rd St', 'NE 2nd St', 'NE 1st St.

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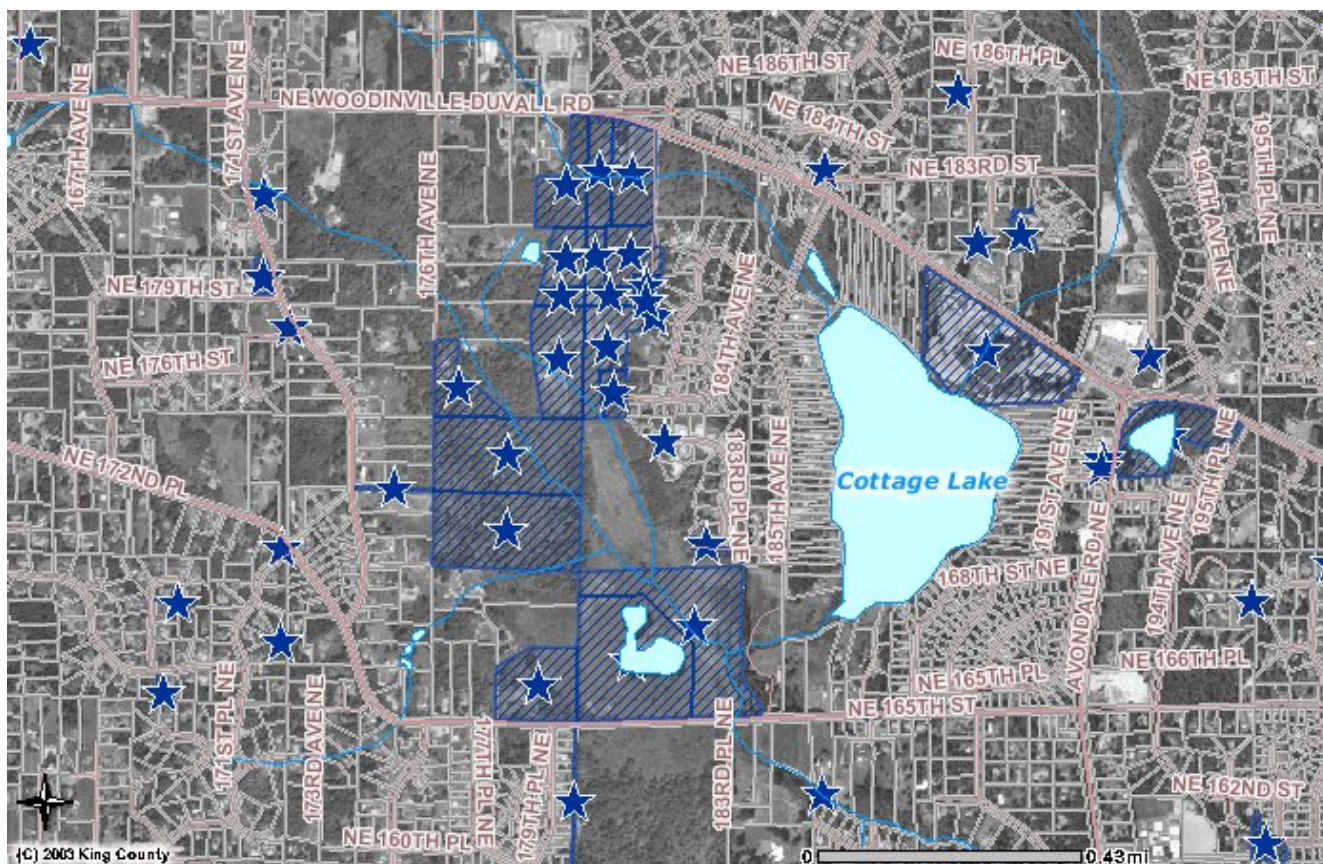


Figure F1-B. Priority 4 Wetland Site, Parcels.

Table F-1. Parcel Information in the Priority 4 Site.

Parcel no	Zoning	Appraised Land Value	Appraised Improvement Value	Combined Appraisal Value	Most recent sale price	Lot Area (acres)	Cost per acre
0726069012	Residential	\$276,000	\$149,000	\$425,000	\$346,500	29.58	\$14,368
1826069063	Residential	\$128,000	\$209,000	\$337,000		2.55	\$132,157
6752550080	Residential	\$121,000	\$285,000	\$406,000	\$269,950	0.75	\$541,333
6752550090	Residential	\$132,000	\$288,000	\$420,000	\$460,500	1	\$420,000
6752550200		\$1,000	\$0	\$1,000		0.53	\$1,887
6752557777							Open Space
9522400240	Residential	\$140,000	\$112,000	\$252,000		2.62	\$96,183

Parcel no	Zoning	Appraised Land Value	Appraised Improvement Value	Combined Appraisal Value	Most recent sale price	Lot Area (acres)	Cost per acre
9522410010	Residential	\$128,000	\$165,000	\$293,000		0.97	\$302,062
9522410020	Residential	\$128,000	\$171,000	\$299,000	\$295,000	1.02	\$293,137
9522410030	Residential	\$128,000	\$216,000	\$344,000		0.92	\$373,913
9522410040	Residential	\$119,000	\$155,000	\$274,000	\$290,000	0.84	\$326,190
9522410050	Residential	\$119,000	\$284,000	\$403,000	\$325,000	0.73	\$552,055
9522410060	Residential	\$122,000	\$152,000	\$274,000	\$185,000	1.14	\$240,351
0726069013		\$183,000	\$0	\$183,000		5.88	\$31,122
0726069039		\$181,000	\$13,000	\$194,000		5	\$38,800
0726069045		\$141,000	\$155,000	\$296,000		2.94	\$100,680
0726069047		\$195,000	\$9,000	\$204,000		7.18	\$28,412
0726069056	Residential	\$221,000	\$50,000	\$271,000	\$105,000	3.66	\$74,044
0726069062		\$127,000	\$0	\$127,000	\$560,000	7.41	\$17,139
0726069064		\$91,000	\$5,000	\$96,000	\$250,000	1	\$96,000
0726069072		\$144,000	\$139,000	\$283,000		1.18	\$239,831
0726069073	Residential	\$145,000	\$0	\$145,000	\$560,000	1.98	\$73,232
0726069074		\$66,000	\$0	\$66,000	\$560,000	1.66	\$39,759
0726069078		\$100,000	\$0	\$100,000	\$38,000	5.07	\$19,724
0726069079	Residential	\$115,000	\$0	\$115,000	\$47,500	6.55	\$17,557
		\$3,251,000	\$2,557,000	\$5,808,000		92.16	\$169,581

Priority 5 – Marymoor Park

This large wetland restoration site exists within Marymoor Park just south of NE Marymoor Way between the No Leash Pet Area and the Miniature Airplane Strip (see hatched area on map). This restoration site was cleared in the past and has one large primary drainage ditch and at least four connecting lateral ditches that drain water from the site to the Sammamish River. Aerial photos indicate that park management has avoided recreational development within the wetland restoration area. Based on the extensive drainage network, the lack of recreational development, and the location of the restoration site to Lake Sammamish and the Sammamish River, this site has both high restoration potential and potential for high environmental benefits. Because this site is located in a large regional park, this site also has high potential to provide educational, recreational, and esthetic benefits to park users.

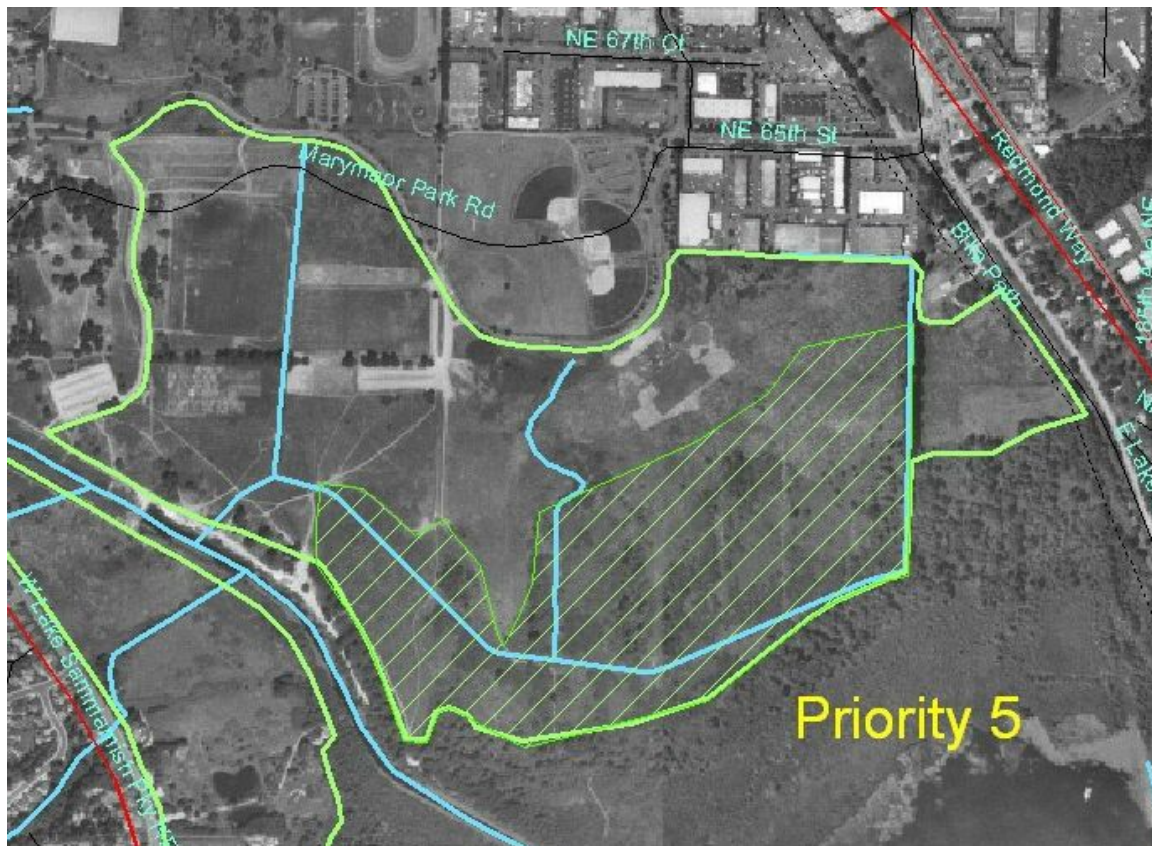


Figure F2-A. Priority 5 Wetland Site.



Figure F2-B. Priority 5 Wetland Site, Parcels.

Table F-2. Parcel Information in the Priority 5 Site.

Parcel no	Zoning	Appraised Land Value	Appraised Improvement Value	Combined Appraisal Value	Most recent sale price	Lot Area (acres)	Cost per acre
1225059037	Park	\$15,597,000	\$453,800	\$16,050,800		179.03	\$89,654
1325059001	Park	\$9,476,000	\$0	\$9,476,000		247.86	\$38,231
1825069014	Commercial	\$283,700	\$0	\$283,700		6.51	\$43,579
1825069026	Residential	\$1,991,000	\$0	\$1,991,000		49.16	\$40,500
1318300205	Commercial	\$321,400	\$0	\$321,400	\$164,800	7.38	\$43,550
		\$27,669,100	\$453,800	\$28,122,900		489.94	\$51,103

Priority 6 – Issaquah-Hobart Road

This site is located adjacent to Issaquah Creek and has substantial wetland and stream restoration potential. Issaquah Creek has been straightened within the northern half of this area and spoil piles exist along the east side of the creek that may function a dike to keep water from reaching other wetlands. Remnant stream channels are visible on the aerial photos. Restoration actions would include placing the stream back into its original stream channel and restoring natural hydrology to historic wetland areas associated with the creek. Further evaluation is needed to determine if subsurface drain tile exist on this site. The site visit revealed some restoration activity to a very small tributary stream on the far north end of this site, adjacent to the highway. This small restoration activity appears to be independent of the sites wetland and stream restoration potential that still exists.

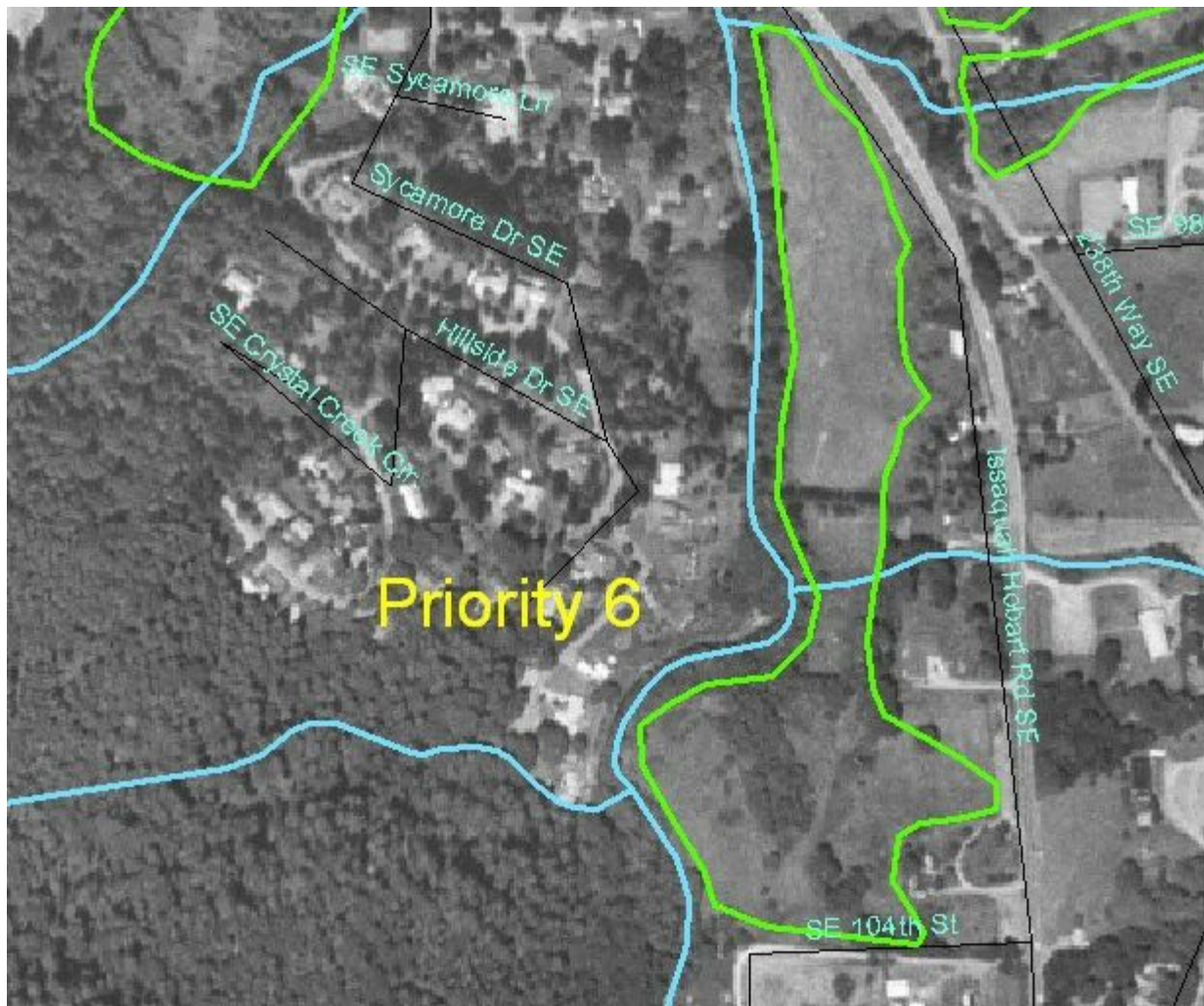


Figure F3-A. Priority 6 Wetland Site.

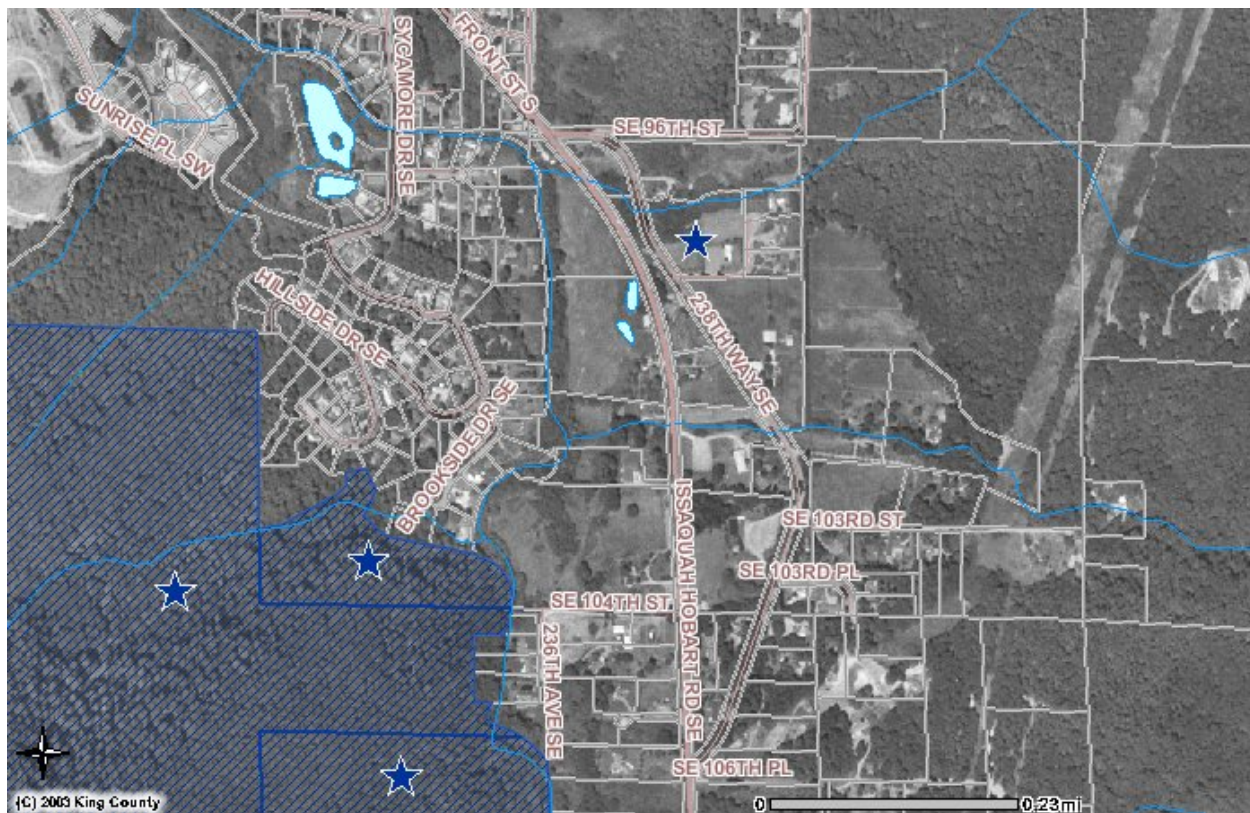


Figure F3-B. Priority 6 Wetland Site, Parcels.

Table F-3. Parcel Information in the Priority 6 Site.

Parcel no	Zoning	Appraised Land Value	Appraised Improvement Value	Combined Appraisal Value	Most recent sale price	Lot Area (acres)	Cost per acre
0323069006	Residential	\$132,000	\$412,000	\$544,000	\$400,000	1.9	\$286,316
0323069039	Residential	\$214,000	\$174,000	\$388,000		6.97	\$55,667
0323069043	Residential	\$173,000	\$113,000	\$286,000		4.19	\$68,258
0323069051	Residential	\$363,000	\$158,000	\$521,000	\$800,000	12.46	\$41,814
0323069102	Residential	\$160,000	\$172,000	\$332,000	\$220,000	3.9	\$85,128
		\$1,042,000	\$1,029,000	\$2,071,000		29.42	\$107,437

Priority 7 – Redmond-Fall City Road

This is a large wetland complex associated with Evans Creek. The area of greatest restoration potential is restricted to the north side of the Redmond-Fall City Road (see hatched area on map). This portion of the site having greatest restoration potential was cleared and drained for agricultural purposes but does not appear to be currently used for that purpose. Surface drainage is apparent over a majority of the restoration site and subsurface tile may also exist. A majority of this large wetland complex located south of the road remains as forested wetland and would have limited potential for restoration and mitigation credit.



Figure F4-A. Priority 7 Wetland Site.

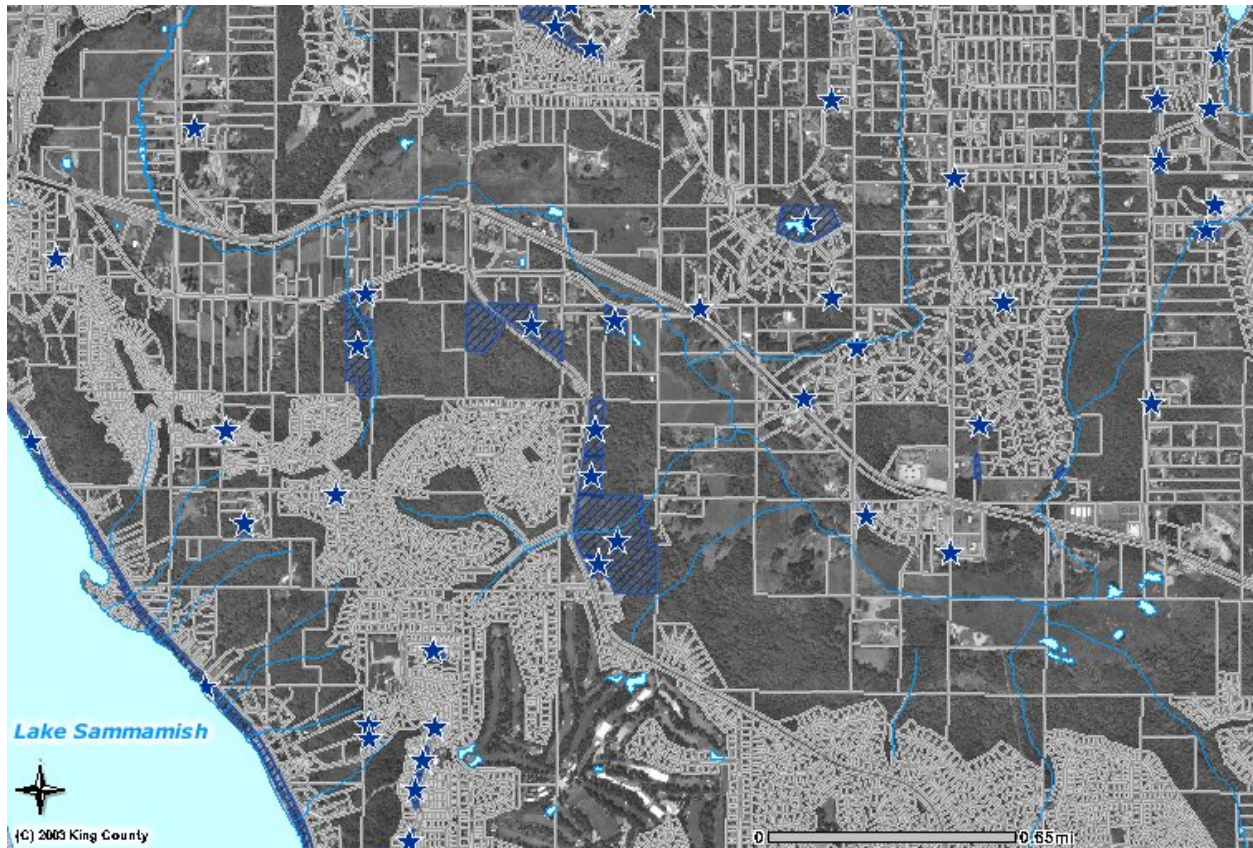


Figure F4-B. Priority 7 Wetland Site, Parcels.

Table F-4. Parcel Information in the Priority 7 Site.

Parcel no	Zoning	Appraised Land Value	Appraised Improvement Value	Combined Appraisal Value	Most recent sale price	Lot Area (acres)	Cost per acre
1625069008	Residential	\$332,000	\$18,000	\$350,000		16.6	\$21,084
1625069010	Residential	\$186,000	\$107,000	\$293,000	\$220,000	6.11	\$47,954
1625069011	Residential	\$172,000	\$0	\$172,000		4.44	\$38,739
1625069014	Residential	\$1,000	\$0	\$1,000		0.7	\$1,429
1625069019	Residential	\$495,000	\$10,000	\$505,000	\$150,000	19.43	\$25,991
1625069022	Residential	\$583,000	\$10,000	\$593,000		16.16	\$36,696
1625069023	Residential	\$289,000	\$10,000	\$299,000		6.13	\$48,777

Parcel no	Zoning	Appraised Land Value	Appraised Improvement Value	Combined Appraisal Value	Most recent sale price	Lot Area (acres)	Cost per acre
1625069024	Residential	\$327,000	\$0	\$327,000		10.11	\$32,344
1625069026	Residential	\$14,000	\$1,000	\$15,000	\$15,000	2.11	\$7,109
1625069028	Residential	\$200,000	\$113,000	\$313,000	\$143,450	1.5	\$208,667
1625069029	Residential	\$458,000	\$10,000	\$468,000		19.36	\$24,174
1625069034	Residential	\$105,000	\$366,000	\$471,000	\$620,000	0.86	\$547,674
1625069039	Residential	\$148,000	\$10,000	\$158,000		4	\$39,500
1625069041	Residential	\$230,000	\$10,000	\$240,000		3.54	\$67,797
1625069047	Residential	\$266,000	\$10,000	\$276,000		4.92	\$56,098
1625069048	Residential	\$207,000	\$276,000	\$483,000	\$425,000	3.61	\$133,795
1625069050	Residential	\$10,000	\$1,600,000	\$1,610,000	\$65,000	7.42	\$216,981
1625069058	Residential	\$210,000	\$0	\$210,000	\$100	4.78	\$43,933
1625069066	Commercial	\$52,800	\$54,200	\$107,000	\$120,000	0.9	\$118,889
1625069069	Residential	\$210,000	\$25,000	\$235,000		7.25	\$32,414
1625069074	Residential	\$157,000	\$159,000	\$316,000	\$350,000	1.93	\$163,731
1625069084	Residential	\$207,000	\$0	\$207,000	\$50,000	8.82	\$23,469
1625069088	Residential	\$2,000	\$0	\$2,000		0.68	\$2,941
1625069119	Residential	\$175,000	\$0	\$175,000		2.29	\$76,419
1625069121	Residential	\$459,000	\$72,000	\$531,000	\$50,000	33.66	\$15,775
		\$5,495,800	\$2,861,200	\$8,357,000		187.31	\$81,295

Priority 8 – SE 128th Way in Renton

This site has some restoration potential but residential development adjacent to the site may reduce potential to restore natural processes and serve as a mitigation site. The site lies on both the east and west sides of SE 128th Way and has one large surface drain and likely subsurface tile. Restoring natural hydrology to the site by plugging ditches and breaking tile would result in a higher water table that may have adverse impact to a surrounding home or homes. This site has more restoration potential than site #11, which is approximately one mile to the east.

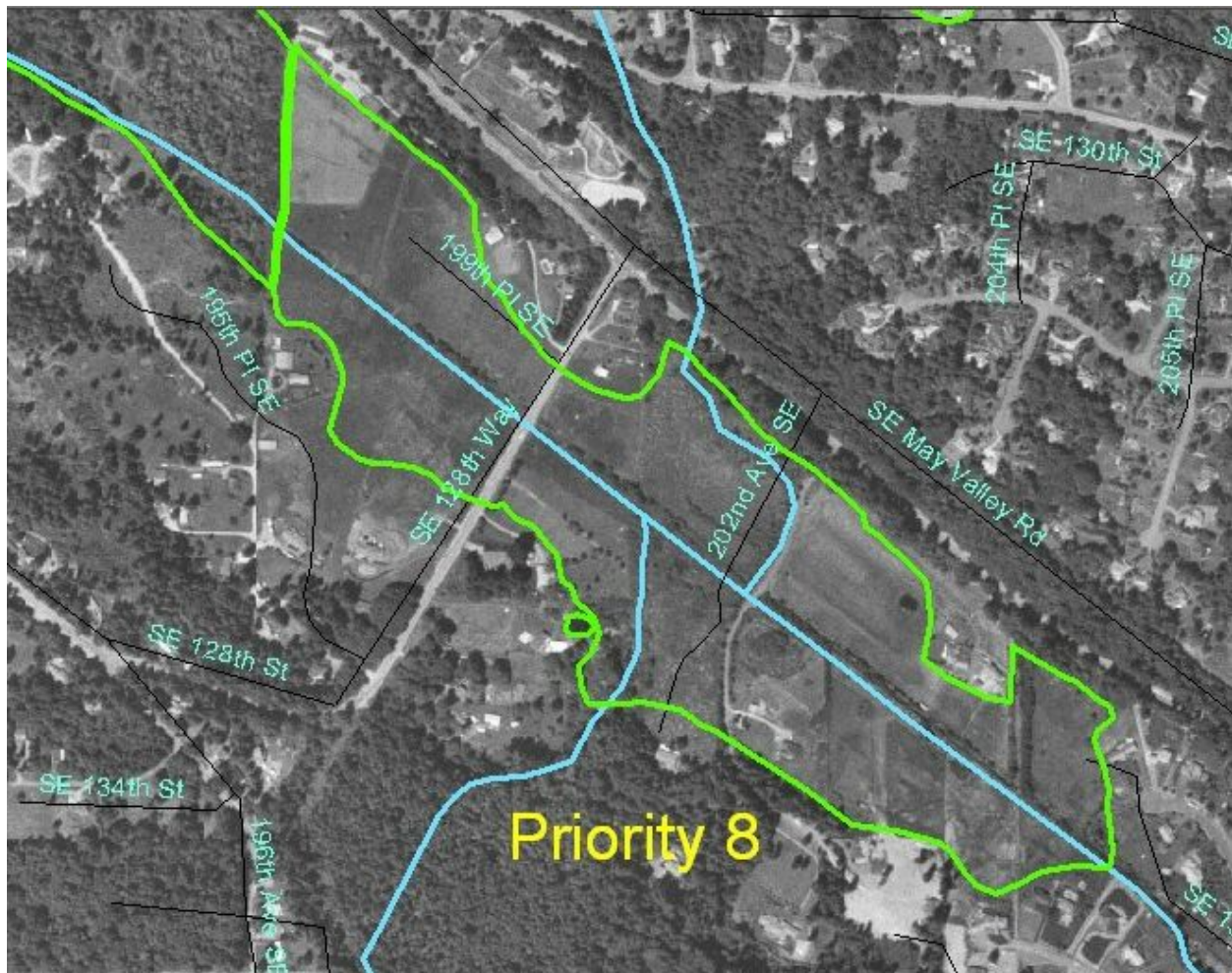


Figure F5-A. Priority 8 Wetland Site.



Figure F5-B. Priority 8 Wetland Site, Parcels.

Table F-5. Parcel Information in the Priority 8 Site.

Parcel no	Zoning	Appraised Land Value	Appraised Improvement Value	Combined Appraisal Value	Most recent sale price	Lot Area (acres)	Cost per acre
0823069011	Residential	\$85,000	\$220,000	\$305,000	\$138,000	2.4	\$127,083
1723069117	Residential	\$138,000	\$93,000	\$231,000	\$241,250	4.18	\$55,263
8137500100	Residential	\$136,000	\$279,000	\$415,000	\$297,000	2.49	\$166,667
8137500110	Residential	\$136,000	\$213,000	\$349,000	\$297,000	3.86	\$90,415
8137500260	Residential	\$141,000	\$356,000	\$497,000	\$328,000	1.13	\$439,823
8137500270	Residential	\$116,000	\$403,000	\$519,000	\$45,000	1.41	\$368,085
8137500920	Residential/Open Space	\$1,000	\$0	\$1,000	\$297,000	0.25	\$4,000

Parcel no	Zoning	Appraised Land Value	Appraised Improvement Value	Combined Appraisal Value	Most recent sale price	Lot Area (acres)	Cost per acre
0823069070	Residential/Open Space	\$85,000	\$0	\$85,000	\$138,000	2.4	\$35,417
0823069071	Residential/Open Space	\$81,000	\$0	\$81,000		2.4	\$33,750
0823069072	Residential/Open Space	\$81,000	\$0	\$81,000		2.4	\$33,750
1723069005	Residential/Open Space	\$126,000	\$0	\$126,000		4.85	\$25,979
1723069006	Residential	\$131,000	\$224,000	\$355,000	\$179,950	3.66	\$96,995
1723069008	Residential	\$144,000	\$247,000	\$391,000	\$424,950	5.21	\$75,048
1723069055	Residential	\$169,000	\$506,000	\$675,000	\$446,500	4.95	\$136,364
1723069056	Residential	\$219,000	\$712,000	\$931,000	\$198,500	9.38	\$99,254
1723069071	Residential	\$203,000	\$281,000	\$484,000	\$399,900	11	\$44,000
1723069072	Residential	\$138,000	\$288,000	\$426,000	\$299,000	2.94	\$144,898
1723069073	Residential	\$106,000	\$255,000	\$361,000		7.62	\$47,375
1723069074	Residential	\$186,000	\$469,000	\$655,000	\$70,000	5.83	\$112,350
1723069097	Residential/Open Space	\$127,000	\$0	\$127,000	\$45,000	4.97	\$25,553
1723069098	Residential	\$139,000	\$0	\$139,000	\$50,000	5.59	\$24,866
1723069099	Residential	\$144,000	\$403,000	\$547,000		6.22	\$87,942
1723069100	Residential	\$142,000	\$301,000	\$443,000	\$45,000	5.07	\$87,377
1723069102	Residential	\$145,000	\$282,000	\$427,000	\$322,500	5.09	\$83,890
		\$3,119,000	\$5,532,000	\$8,651,000		105.3	\$101,922.62

Priority 9 – Avondale Rd. NE in Redmond

This site has good restoration potential. Bear Creek runs adjacent to the site and a public hike/equestrian trail provided access to the site. One surface drain was found during the site visit that was seen to extend across the entire site on aerial photos. Under pre-disturbance conditions, we expect this site to have been a large forested wetland with saturated soils but limited areas with water greater than 18 inches during the winter wet season. Based on the site visit and aerial photo interpretation, the site was drained for agricultural purposes, likely pasture, but the site is not currently being used as pasture. Aside from the drains and possible subsurface drain tile, there appears to be no apparent issues that would preclude restoration. The old farm house and out buildings are adjacent to and down slope of the project but appear to be on higher ground. Due to the sites location in relation to Bear Creek, some potential may exist for restoration or enhancement that could provide off-channel salmon-rearing habitat, but this is only speculation until an on-site evaluation can be made. The drain could easily be plugged and tile broken to restore hydrology to this area. The property slopes from east to west. This site will not have the water permanence of other restoration sites, but this does not detract from this sites restoration potential.

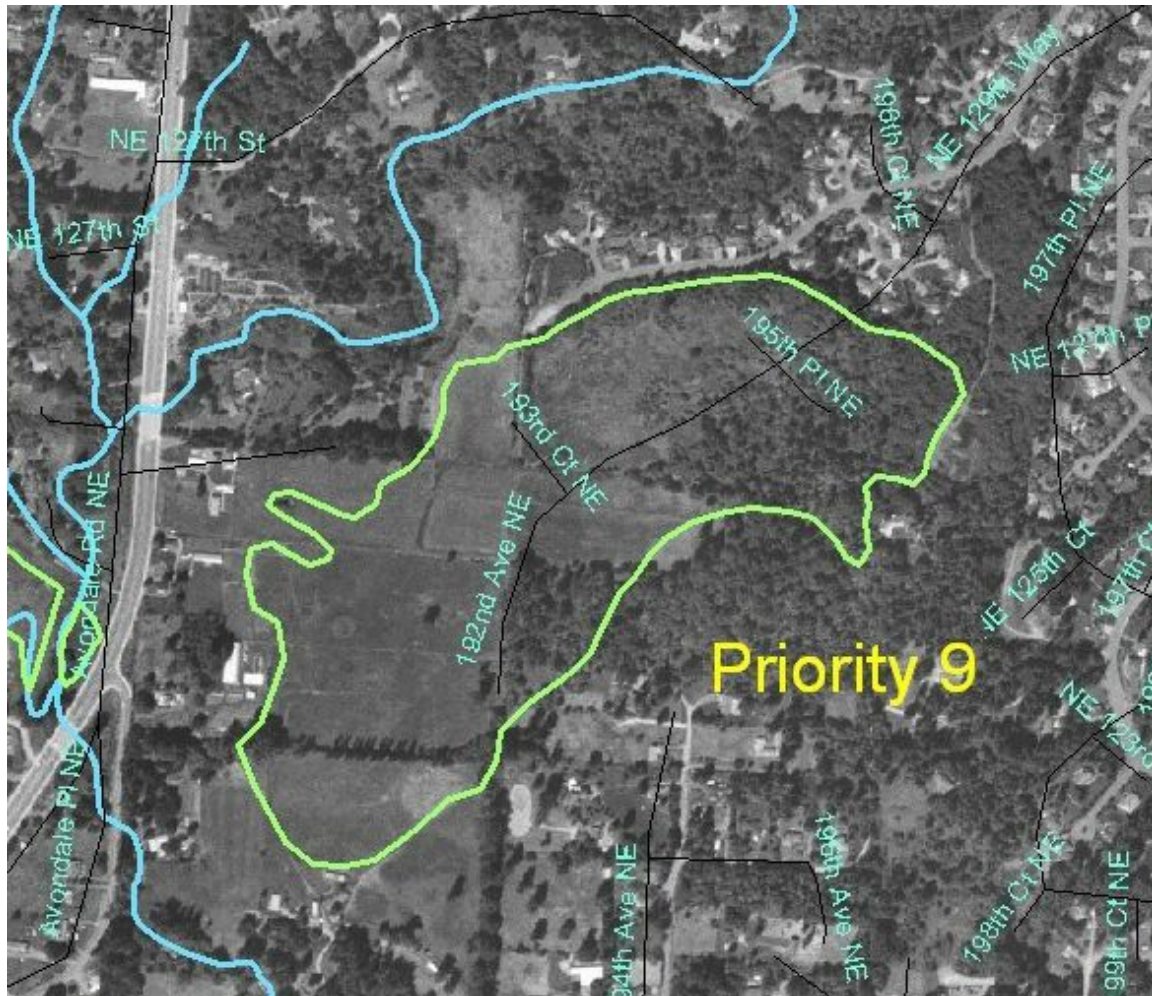


Figure F6-A. Priority 9 Wetland Site.

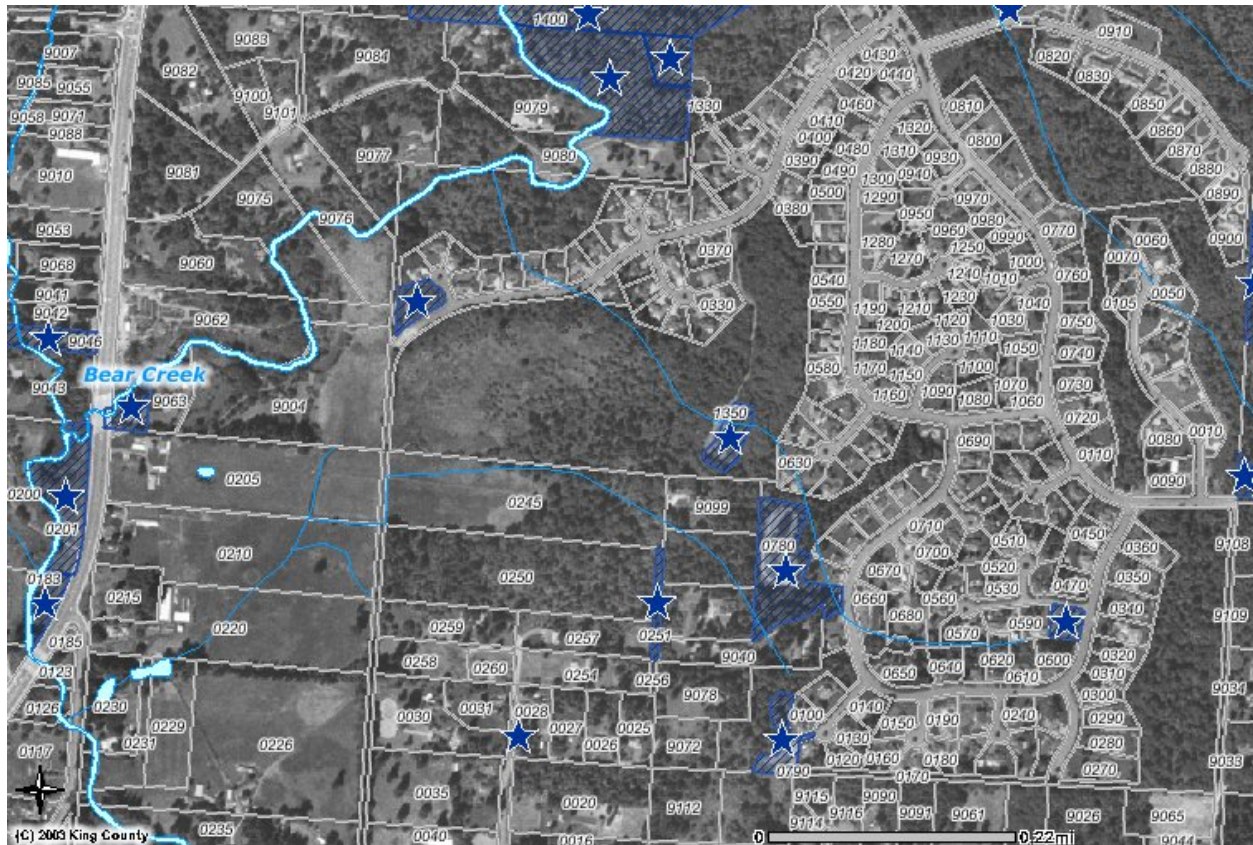


Figure F6-B. Priority 9 Wetland Site, Parcels.

Table F-6. Parcel Information in the Priority 9 Site.

Parcel no	Zoning	Appraised Land Value	Appraised Improvement Value	Combined Appraisal Value	Most recent sale price	Lot Area (acres)	Cost per acre
3026069004	Residential	\$311,000	\$35,000	\$346,000	\$60,000	9.6	\$36,042
7273100205	Residential	\$320,000	\$186,000	\$506,000	\$320,000	9.86	\$51,318
7273100210	Residential/ Open Space	\$304,000	\$58,000	\$362,000	\$400,000	9.82	\$36,864
7273100220	Residential	\$271,000	\$251,000	\$522,000	\$300,000	8.94	\$58,389
7273100226	Residential	\$376,000	\$161,000	\$537,000		13.94	\$38,522
7273100245	Residential	\$416,000	\$0	\$416,000		10.12	\$41,107
7273100250	Residential	\$411,000	\$0	\$411,000		9.85	\$41,726

Parcel no	Zoning	Appraised Land Value	Appraised Improvement Value	Combined Appraisal Value	Most recent sale price	Lot Area (acres)	Cost per acre
7701961350		\$10,000	\$0	\$10,000		0.9	\$11,111
7701967777							
		\$2,419,000	\$691,000	\$3,110,000		73.03	\$39,384.86

Priority 10 – NE 124th St in Redmond

This site has very good potential for both wetland and stream restoration. A stream flows through the center of the site and another stream with good flow (during our site visit) has been diverted to the drainage ditch along the adjacent road. The eastern half of the site is drained by at least one surface drain and possible drain tile and currently used as pasture for horses. A remnant of the natural stream channel is evident on aerial photos and restoration of the streams would facilitate the restoration of associated wetland resources. Immediately down slope of this site is a completed stream restoration project that in turn flows into the Sammamish River. Restoration activities that restore salmonid fish habitat may be possible on this site.



Figure F7-A. Priority 10 Wetland Site.



Figure F7-B. Priority 10 Wetland Site, Parcels.

Table F-7. Parcel Information in the Priority 10 Site.

Parcel no	Zoning	Appraised Land Value	Appraised Improvement Value	Combined Appraisal Value	Most recent sale price	Lot Area (acres)	Cost per acre
2626059004	Residential	\$922,000	\$107,000	\$1,029,000		18.5	\$55,622
2626059032	Residential	\$240,000	\$0	\$240,000	\$105,000	2.88	\$83,333
2626059042	Residential	\$257,000	\$0	\$257,000	\$105,000	1.78	\$144,382
2626059058	Commercial	\$690,400	\$25,000	\$715,400	\$400,000	28.82	\$24,823
		\$2,109,400	\$132,000	\$2,241,400		51.98	\$77,040

Priority 11 – SE May Valley Road in Renton

This site has some restoration potential but residential development near the valley bottom, both upslope and down slope of the site, reduces potential to restore natural processes. This site was most likely a historical forested area with beaver dams creating wetland areas. Restoring natural hydrology to the site by plugging ditches and breaking tile would result in a higher water table that may have an adverse impact to surrounding homes. Surrounding development likely precludes restoration but enhancement, via excavated impoundments, would be possible but not preferable.

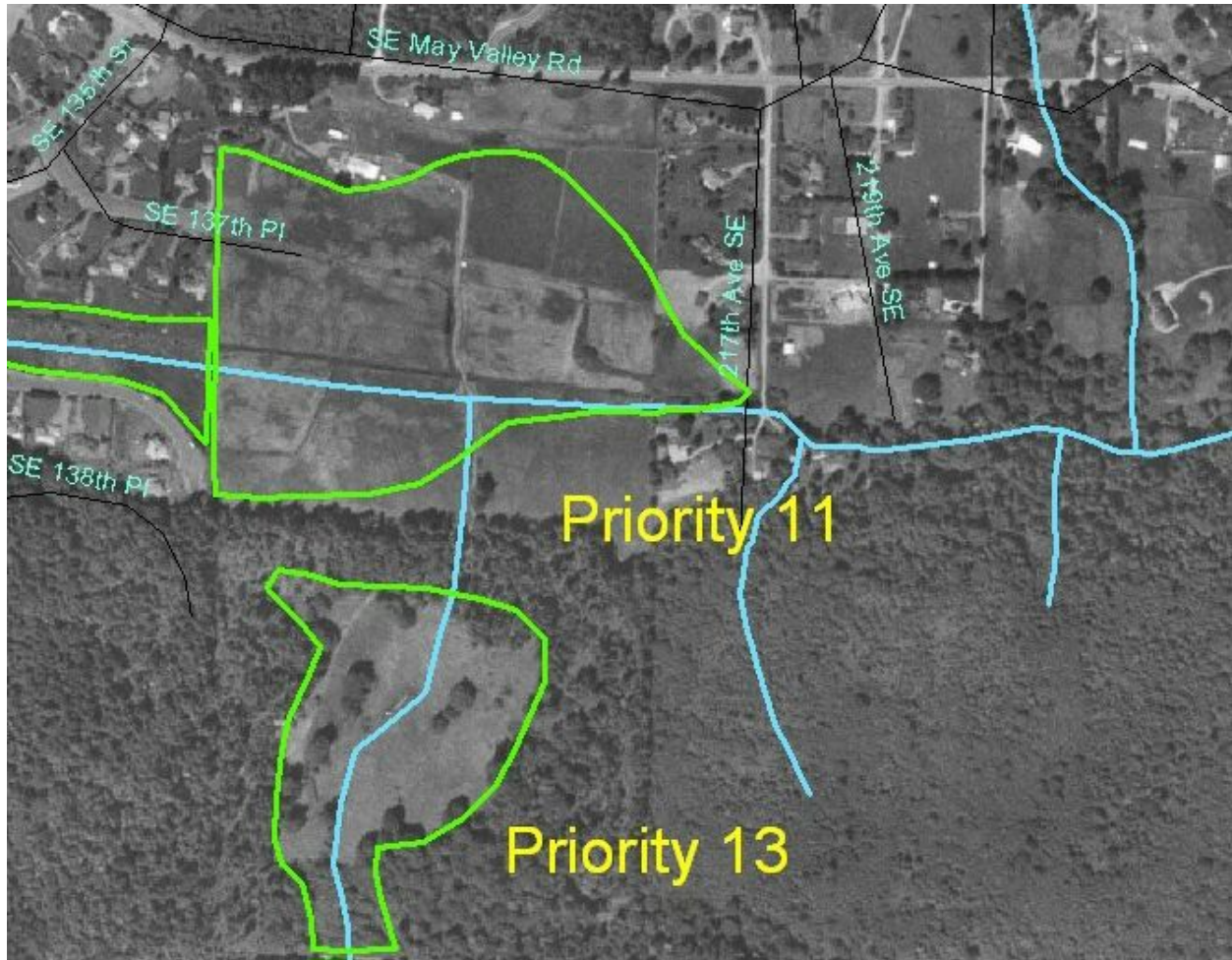


Figure F8-A. Priority 11 Wetland Site.



Figure F8-B. Priority 11 Wetland Site, Parcels.

Table F-8. Parcel Information in the Priority 11 Site.

Parcel no	Zoning	Appraised Land Value	Appraised Improvement Value	Combined Appraisal Value	Most recent sale price	Lot Area (acres)	Cost per acre
1623069010	Residential	\$261,000	\$137,000	\$398,000	\$1,225,000	10	\$39,800
1623069074	Residential	\$147,000	\$281,000	\$428,000	\$345,000	2.7	\$158,519
1623069085		\$261,000	\$0	\$261,000	\$1,225,000	10	\$26,100
		\$669,000	\$418,000	\$1,087,000		22.7	\$74,806

Priority 12 – Paradise Lake Road in Snohomish County

This site is being removed from the list because it is already managed for wetlands that are present as the “Paradise Valley Conservation Area” and is overseen by the Snohomish County Park System.

Priority 13 – SE 138th Pl. in Renton

We were unable to access this site due to its remote location. However, we used aerial photography to evaluate the site for a second time and feel confident that this site has substantial wetland restoration potential. A drainage ditch bisects the historic wetland area and there appears to be a visible rise in elevation at the outlet, indicating that the site was created when a natural ridge formed and impounded upslope water. Area surrounding the site is forested. Restoration would be accomplished by plugging the drain. While an on-site visit is required to validate our restoration assumptions, we believe this site has very good restoration potential.

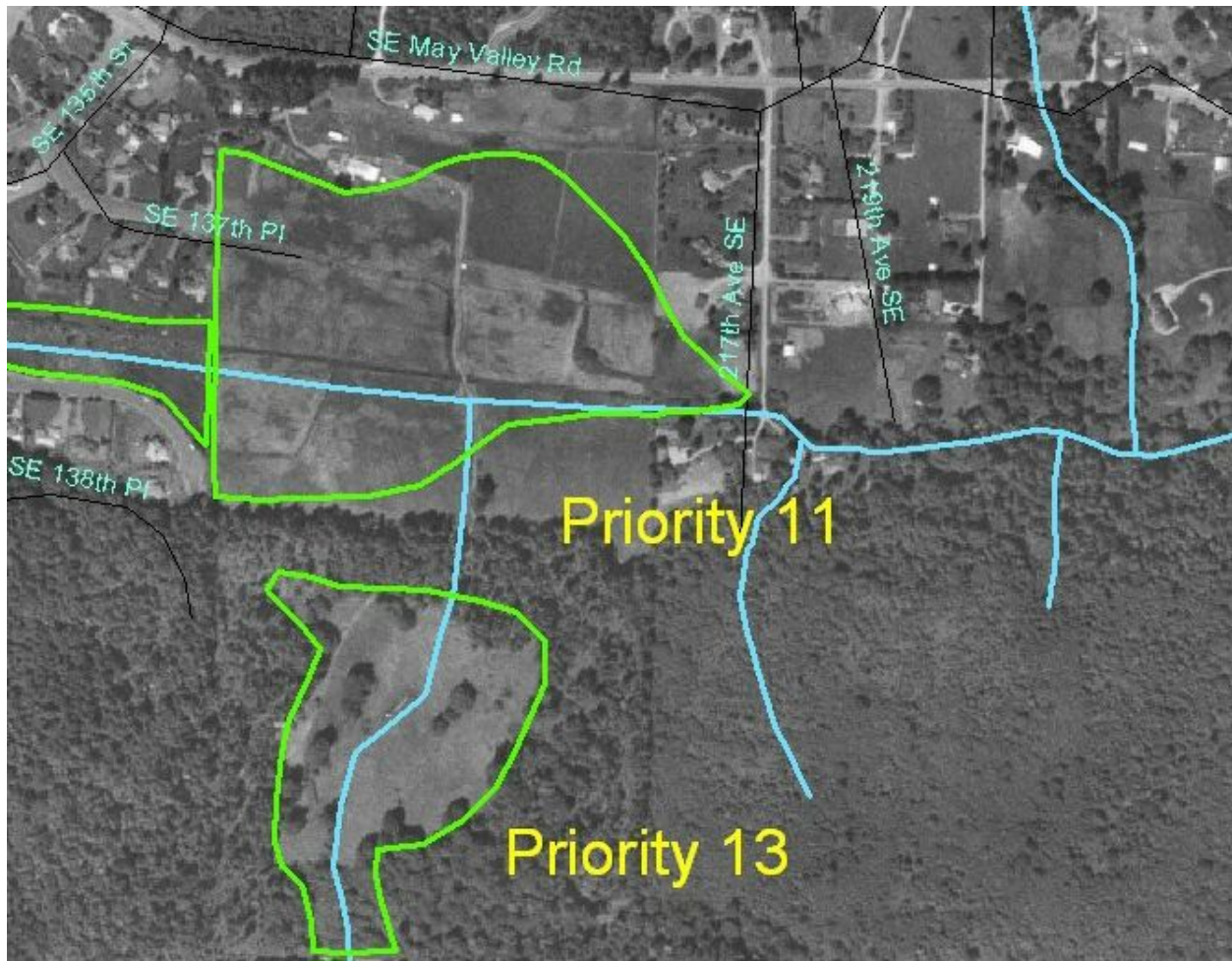


Figure F9-A. Priority 13 Wetland Site.



Figure F9-B. Priority 13 Wetland Site, Parcels.

Table F-9. Parcel Information in the Priority 13 Site.

Parcel no	Zoning	Appraised Land Value	Appraised Improvement Value	Combined Appraisal Value	Most recent sale price	Lot Area (acres)	Cost per acre
1623069011	Residential/ Open Space	\$261,000	\$0	\$261,000	\$1,225,000	20.04	\$13,024
1623069086		\$261,000	\$0	\$261,000	\$1,225,000	???	
		\$522,000	\$0	\$522,000		20.04	\$13,024

Priority 15 – Redmond Fall City Road

This land is in agricultural uses and verification would be needed to see if there were tiles to remove in order to have restoration potential. We consider this site to have less restoration potential compared to other sites that have more extensive hydrologic alteration.

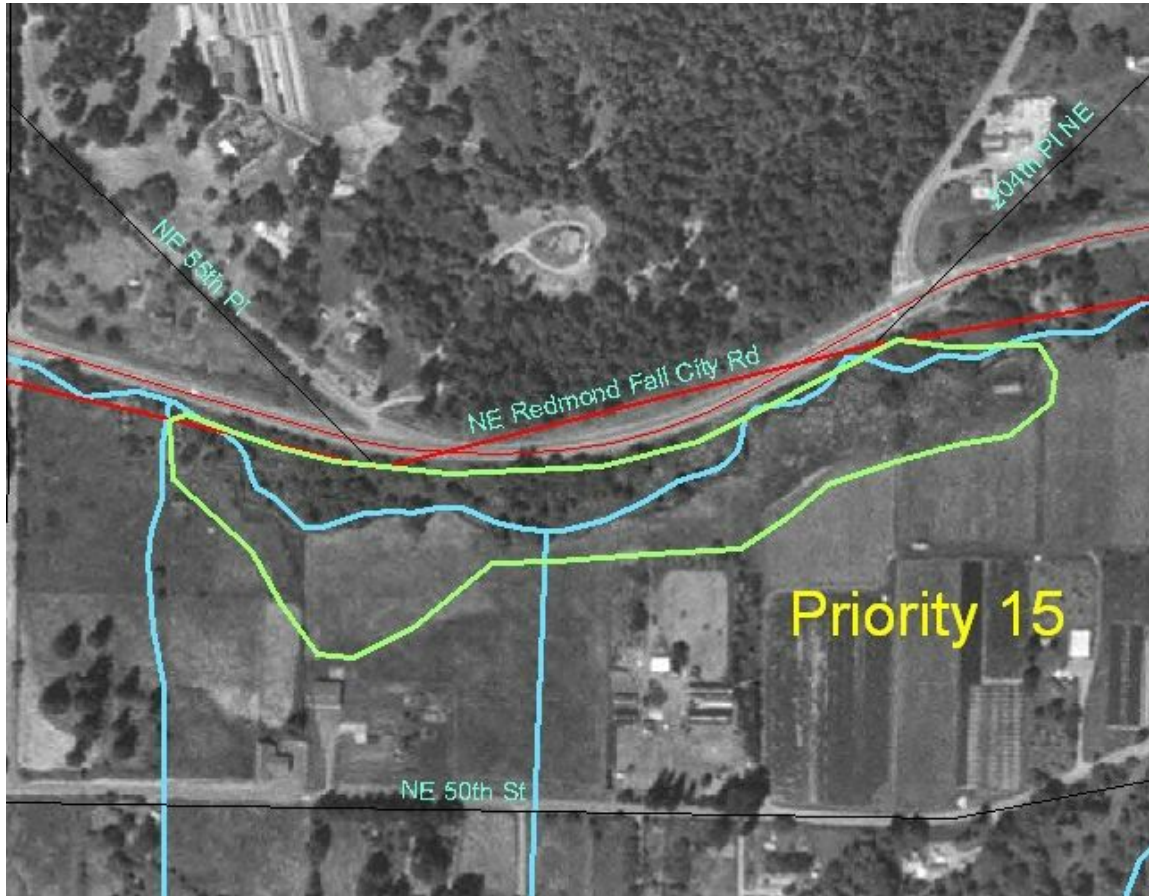


Figure F10-A. Priority 15 Wetland Site.

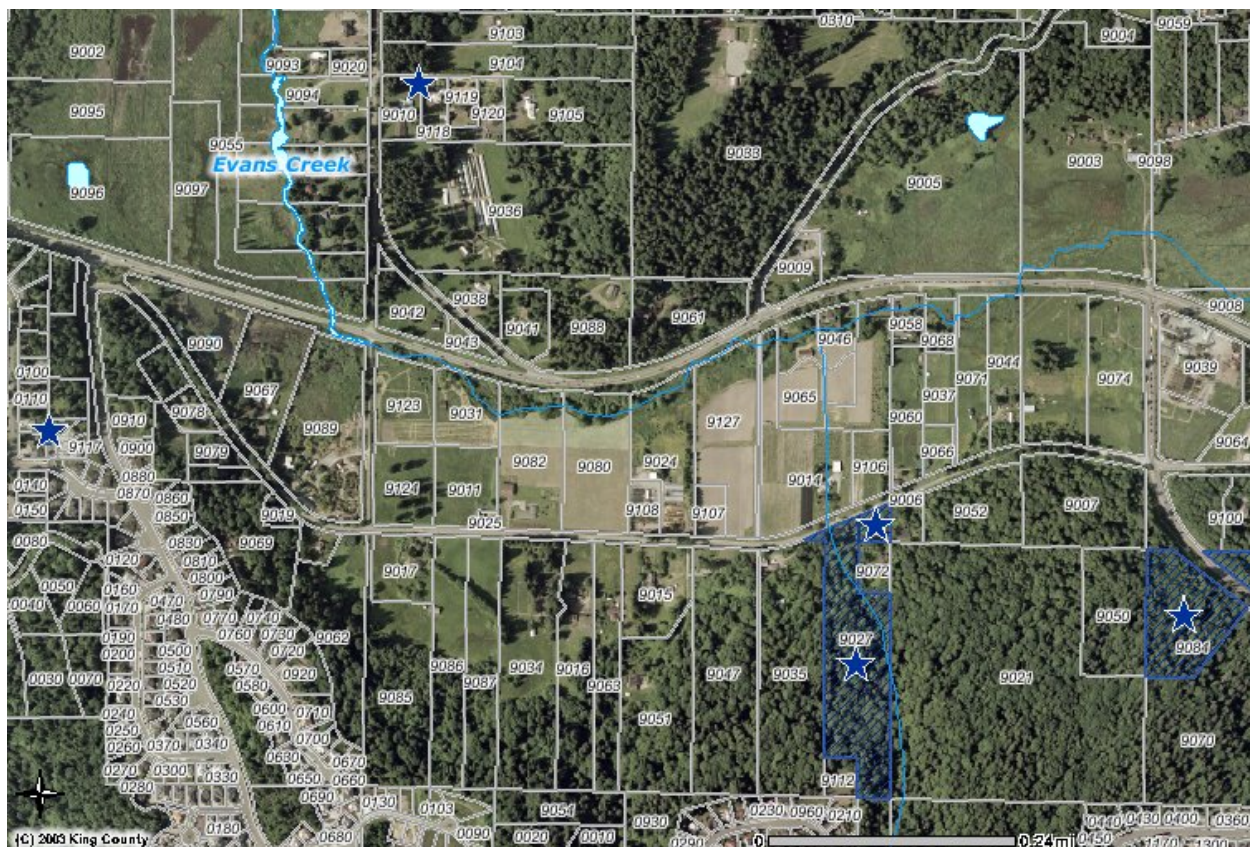


Figure F10-B. Priority 15 Wetland Site, Parcels.

Table F-10. Parcel Information in the Priority 15 Site.

Parcel no	Zoning	Appraised Land Value	Appraised Improvement Value	Combined Appraisal Value	Most recent sale price	Lot Area (acres)	Cost per acre
1725069014	Residential	\$409,000	\$101,400	\$510,400		6.63	\$76,983.41
1725069024	Residential	\$250,000	\$15,070	\$265,070	\$398,500	5	\$53,014.00
1725069031	Residential	\$175,000	\$0	\$175,000		2.81	\$62,277.58
1725069065	Residential	\$78,000	\$0	\$78,000	\$250,000	1.86	\$41,935.48
1725069080	Residential	\$290,000	\$0	\$290,000		5.43	\$53,407.00
1725069082	Residential	\$285,000	\$206,400	\$491,400		5.6	\$87,750.00
1725069126	Residential	\$1,000	\$0	\$1,000		0.48	\$2,083.33

Parcel no	Zoning	Appraised Land Value	Appraised Improvement Value	Combined Appraisal Value	Most recent sale price	Lot Area (acres)	Cost per acre
1725069127	Residential	\$285,000	\$0	\$285,000		5.92	\$48,141.89
1725069130	Residential	\$86,000	\$0	\$86,000		1.25	\$68,800.00
		\$1,859,000	\$322,870	\$2,181,870		34.98	\$54,932.52

Priority 16 – High Point Way north of I-90

This may be an area with subsurface drain tile immediately adjacent to I-90. The presence of tile would need to be confirmed by an evaluation of NRCS farm records. If so, the tiles could be removed to restore a small potential wetland area adjacent to the stream. The area is odd-looking in that it has a “lawn-like” appearance that does not fit in with the wetland type vegetation surrounding it. Many questions remain and knowing that this site is small in area, we recommend that it be reduced in priority when compared to other high priority sites.

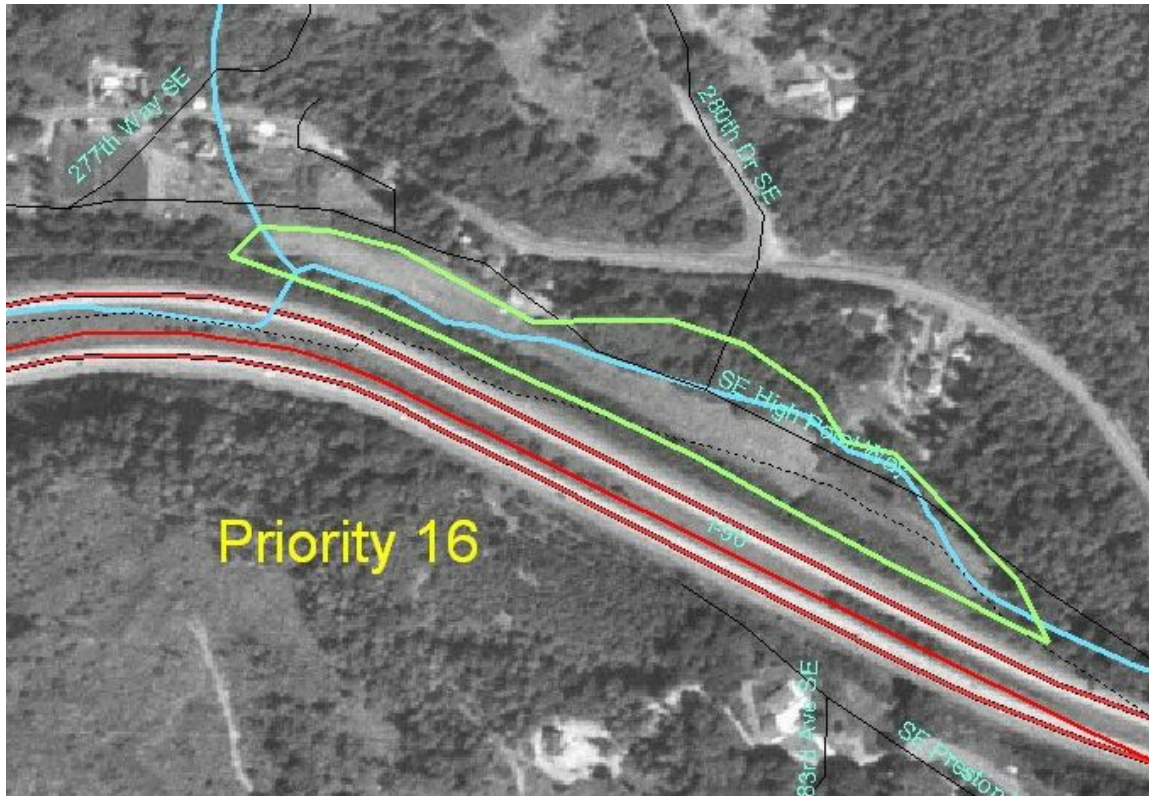


Figure F11-A. Priority 16 Wetland Site.



Figure F11-B. Priority 16 Wetland Site, Parcels.

Table F-11. Parcel Information in the Priority 16 Site.

Parcel no	Zoning	Appraised Land Value	Appraised Improvement Value	Combined Appraisal Value	Most recent sale price	Lot Area (acres)	Cost per acre
3024079019	Residential	\$90,000	\$0	\$90,000		6.92	\$13,005.78
3024079020	Residential	\$153,000	\$139,000	\$292,000	\$275,000	8.63	\$33,835.46
3024079021	Residential	\$439,000	\$0	\$439,000	\$265,000	45.28	\$9,695.23
3024079040	Residential	\$102,000	\$183,000	\$285,000		3.23	\$88,235.29
3024079073	Residential	\$82,000	\$187,000	\$269,000	\$22,500	2.75	\$97,818.18
		\$866,000	\$509,000	\$1,375,000		66.81	\$48,517.99